178.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	742,800 / 742,800
					USE VALUE:	742,800 / 742,800
					ASSESSED:	742,800 / 742,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
292		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MUELLER JOHN P & EILEEN E
Owner 2:	
Owner 3:	
Street 1:	292 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NUHIBIAN DAVID A -
Owner 2:	-
Street 1:	292 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .111 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1754 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4820.000	347,600		395,200	742,800
Total Card	0.111	347,600		395,200	742,800
Total Parcel	0.111	347,600		395,200	742,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.39 /Parcel: 423.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120327

GIS Ref

GIS Ref

Insp Date 08/07/18

!13960!

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	347,600	0	4,820.	395,200	742,800		Year end	12/23/2021
2021	101	FV	336,500	0	4,820.	395,200	731,700		Year End Roll	12/10/2020
2020	101	FV	336,500	0	4,820.	395,200	731,700	731,700	Year End Roll	12/18/2019
2019	101	FV	292,000	0	4,820.	395,200	687,200	687,200	Year End Roll	1/3/2019
2018	101	FV	327,000	0	4,820.	333,100	660,100	660,100	Year End Roll	12/20/2017
2017	101	FV	327,000	0	4,820.	304,900	631,900	631,900	Year End Roll	1/3/2017
2016	101	FV	327,000	0	4,820.	259,700	586,700	586,700	Year End	1/4/2016
2015	101	FV	314,000	0	4,820.	225,800	539,800	539,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:03:42

LAST REV

Date	Time
08/29/18	10:28:56
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13960

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NUHIBIAN DAVID	60106-293		9/27/2012		570,000	No	No		
NUHIBIAN DAVID	57103-371		7/7/2011	Convenience	99	No	No		
NUHIBIAN DAVID	56019-126		12/9/2010	Convenience	99	No	No		
DESTENIAN VICTO	52650-182		4/28/2009	Family	195,000	No	No		
	8589-562		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	120327
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2017	1347	Wood Dec	13,925	C				
5/27/2009	405	Addition	98,000			G10	GR FY10	2ND FLOOR ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2018	Inspected	CC	Chris C
6/29/2018	MEAS&NOTICE	CC	Chris C
7/1/2009	Info Fm Prmt	BR	B Rossignol
12/23/2008	Meas/Inspect	336	PATRIOT
12/16/2008	Measured	336	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT
7/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4820		Sq. Ft.	Site		0	70.	1.17	7									395,220						395,200	

Total AC/HA:	0.11065	Total SF/SM:	4820	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	395,220	Spl Credit		Total:	395,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99969804
Adj $ / SQ:	148.455
Other Features:	94866
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364398
Depreciation:	16762
Depreciated Total:	347635

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

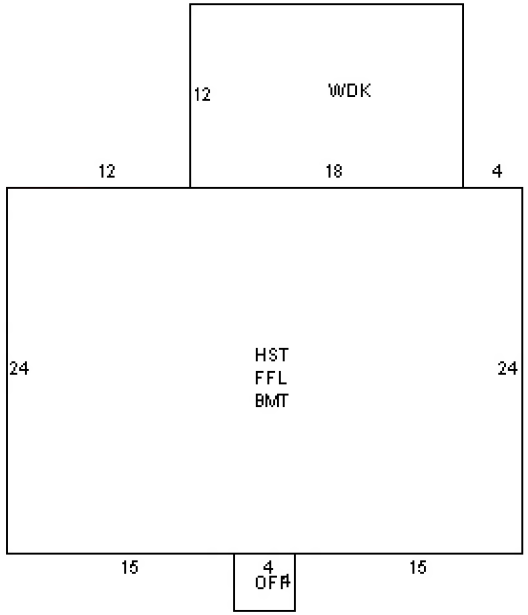
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	163.30
Special Features:	0	Val/Su Net:	152.99
Final Total:	347600	Val/Su SzAd	283.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	63.350	51,696
FFL	First Floor	816	148.460	121,139
HST	Half Story	408	148.460	60,570
WDK	Deck	216	10.630	2,295
OFP	Open Porch	16	43.990	704

Net Sketched Area:	2,272	Total:	236,404
Size Ad	1224	Gross Area	2680	FinArea	1754
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	